

ZONING

**TITLE 4
RESIDENCE DISTRICTS**

SUBTITLE I. OVERVIEW; GENERAL REQUIREMENTS

PART I. OVERVIEW

§ 4-101. Purpose of districts.

Twelve Residence Districts, each designed for a specific purpose and function, are provided to:

- (1) meet the housing needs of the City's present and future population; and
- (2) promote the stability and desirability of residential areas.

§ 4-102. Basic scope.

(a) *Range of housing types.*

Both Single-Family and General Residence Districts are established, with the General Residence Districts allowing a broad range of housing types.

(b) *Community facilities; open land uses.*

Residence Districts also allow for community facilities and open land uses that serve residents and are customarily located in residential neighborhoods.

§ 4-103. {Reserved}

PART II. GENERAL REQUIREMENTS

§ 4-104. In general.

In addition to the general provisions of Title 3 {"General Rules ..."} of this article and the regulations specified in this title for a particular district, the following provisions apply to all Residence Districts.

§ 4-105. Lot area and coverage.

(a) *In general.*

Except as specified in § 3-306(d) {"Preexisting lot of record"} of this article or § 4-106 {"Preexisting accessory carriage house"} of this subtitle, no use may be established and maintained on a lot that is smaller than the size required by this title for that use in the district in which the use is to be located.

(b) *General Residence Districts — open space reduction.*

In a General Residence District, if the front, side, or rear lot line of a lot adjoins or is directly

across a street or alley from a permanent open space that is at least 5 acres and at least 200 feet deep perpendicular to the lot line, the required lot area per dwelling unit may be reduced by up to 15%.

(c) *General Residence Districts — computations.*

- (1) In a General Residence District, the maximum number of permitted dwelling units on a lot is determined by dividing the total area of the lot by the lot area requirement that applies to the district in which the lot is located.
- (2) On a lot with 3 or more dwelling units, a fraction of the total area that is 50% or more of the required lot area factor counts as an additional permitted dwelling unit.

§ 4-106. Preexisting accessory carriage house.

(a) *“Carriage house” defined.*

In this section, “carriage house” means an accessory building of 2-story construction that formerly was used or intended to be used for the storage of horses and carriages.

(b) *Conversion in R-7 through R-10 Districts.*

Notwithstanding § 4-105(a) {“Lot area and coverage: In general”} of this subtitle, an accessory carriage house existing on April 20, 1971, in an R-7, R-8, R-9, or R-10 District may be subdivided and converted into a single-family dwelling, if:

- (1) the new lot area meets the minimum lot and yard requirements that apply to single-family attached dwellings in the applicable district;
- (2) the building contains at least 1,100 square feet of gross floor area; and
- (3) all other requirements of this article are met or, with a variance obtained under Title 15 {“Variances”} of this article, can be met.

(c) *Certain structures in historic preservation district.*

In any Historic and Architectural Preservation District, a 1-story accessory building may be restored as a 2-story single-family dwelling if:

- (1) it can be proved that the accessory building was formerly of 2-story construction; and
- (2) all other requirements of this section are met.

(d) *Increase in density limit prohibited.*

No application of this section may result in an increase in density over the limit applicable to the original lot before subdivision.

§ 4-107. Yards.

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(a) *Accessory structures.*

- (1) Except as specified in paragraph (2) of this subsection, accessory structures must comply with the yard requirements of the principal structure.
- (2) In R-9 and R-10 Districts:
 - (i) an attached garage that is no more than 12 feet high need not comply with the rear yard requirements of the principal structure; and
 - (ii) an accessory garage attached to a multiple-family dwelling or an apartment hotel need not comply with any of the yard requirements of the principal structure.

(b) *Using average of existing improvements.*

- (1) This subsection applies to a subsequently-erected or -expanded structure on a block where lots having 50% or more of the frontage on the same side of a street and within 200 feet of either of the structure's side lot lines have already been improved with structures that have front yards of more or less depth than required by this title.
- (2) The required front-yard depth for the subsequently-erected or -expanded structure within that frontage is the average depth of the front yards of the already-improved lots, but in no case more than 40 feet.

§ 4-108. Building height and floor area ratio.

(a) *In general.*

- (1) Single-family residences are regulated on the basis of maximum building heights established for the district in which the residence is located.
- (2) Except as specified in subsection (b) of this section, all other uses in all districts are regulated on the basis of floor area ratio limitations established for the district in which the use is located.

(b) *Multiple-family dwelling in R-2, R-4, and R-5 Districts.*

Notwithstanding any other provision of this article, in R-2, R-4, and R-5 Districts, no multiple-family dwelling may be erected to exceed a height of 40 feet, except in specific cases authorized by ordinance of the Mayor and City Council.

(c) *Open space reduction in General Residence Districts.*

In a General Residence District, if the front, side, or rear lot line of a lot adjoins or is directly across a street or alley from a permanent open space that is at least 5 acres and at least 200 feet deep perpendicular to the lot line, the floor area ratio may be increased by up to 15%.

§ 4-109. Bulk regulations for certain conditional uses.

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Wherever this title states that bulk regulations for a conditional use are “as [the] Board requires”, the Board must apply the standards in Title 14 {“Conditional Uses”} of this article in setting those requirements.

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SUBTITLE 2. R-1 SINGLE-FAMILY RESIDENCE DISTRICT

PART I. USE REGULATIONS

§ 4-201. Permitted uses.

In an R-1 District, permitted uses are as follows:

- (1) Single-family detached dwellings.
- (2) Agricultural uses, including nurseries and truck gardens — but only if:
 - (i) no retail sales are made on the premises; and
 - (ii) no offensive odor or dust is created.
- (3) Day care facilities, as follows;
 - (i) Day care homes: family.
 - (ii) Day nurseries and nursery schools that are located in public or private schools and operate only Monday through Friday, 6 a.m. through 6 p.m.
 - (iii) School-age child care centers that are located in public or private schools and operate only Monday through Friday, 6 a.m. through 6 p.m.
- (4) Educational and cultural institutions: nonprofit or publicly owned, as follows:
 - (i) Elementary and secondary schools.
 - (ii) Community colleges, colleges, and universities — but not including business colleges or trade schools.
 - (iii) Libraries and art galleries.
 - (iv) Museums, aquariums, and planetariums.
- (5) Recreational facilities: nonprofit or publicly owned, as follows:
 - (i) Athletic fields.
 - (ii) Golf courses — but not golf driving ranges, “pitch and putt”, or miniature golf courses.
 - (iii) Parks and playgrounds.
 - (iv) Recreation buildings and community centers.

- (v) Tennis and lacrosse clubs.
- (6) Religious institutions, as follows:
 - (i) Churches, temples, and synagogues.
 - (ii) Convents, seminaries, and monasteries.
- (7) Video and electronic games and coin-operated pool tables in recreation centers operated by the City — but only if their installation has been approved by the Board of Recreation and Parks.

§ 4-202. Accessory uses.

In an R-1 District, accessory uses and structures include the following:

- (1) Accessory radio and television antennas that extend no more than 12 feet above the building on which they are mounted — but not including microwave antennas (satellite dishes).
- (2) Accessory microwave antennas (satellite dishes), as follows:
 - (i) A mounted satellite dish that:
 - (A) is attached to the rear half of the roof of the principal building at least 5 feet beyond the center line of the roof; and
 - (B) has the following dimensions:
 - 1. if constructed of solid material, it:
 - A. is 4 feet or less in diameter; and
 - 2. projects 6 feet or less from the building on which it is mounted; and
 - 2. if constructed of expanded aluminum mesh or wire screen, it:
 - 1. is 6 feet or less in diameter; and
 - 2. projects 8 feet or less from the building on which it is mounted.
 - (ii) A free-standing satellite dish that is:
 - (A) mounted on a single stanchion;
 - (B) 6 feet or less in diameter;
 - (C) less than 10 feet high; and

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(D) constructed of expanded aluminum mesh or wire screen.

(iii) Any accessory satellite dish not exceeding 12 feet in diameter that is located:

(A) on the premises of a tavern, regardless of lot size; or

(B) on the premises one of the following uses, if the use is on lot of at least 7,500 square feet:

1. Convalescent, nursing, or rest homes.
2. Educational and cultural institutions: nonprofit or publicly owned, as specified in § 4-201(4) of this subtitle.
3. Hotel and motels.
4. Housing for the elderly.
5. Medical facilities: nonprofit or publicly owned.
6. Religious institutions, as specified in § 4-201(6) of this subtitle.
7. VFW and American Legion Posts.

(3) Animal facilities, as follows:

- (i) Dog or cat kennels: private, operated and maintained in conformance with the Health Code of Baltimore City.
- (ii) Facilities that house pets and wild animals, as permitted under the Health Code of Baltimore City.

(4) Club houses and similar structures on the grounds of golf courses, tennis clubs, or lacrosse clubs.

(5) Foster homes for no more than 6 children.

(6) Garages.

(7) Grandstands in athletic fields.

(8) Greenhouses used to grow plants as a hobby or for the resident's personal use.

(9) Home occupations.

(10) Swimming pools and tennis courts.

(11) Temporary real estate sales offices, for the purpose of conducting the sale of lots or

improvements in the development in which the office is located — but only for a period not to exceed the duration of active construction and for 1 year following.

(12) Temporary storage of building materials and equipment and temporary structures for on-site construction purposes — but only for a period not to exceed the duration of active construction.

(13) Tool houses and similar structures for the storage of accessory supplies.

§ 4-203. Conditional uses — Board approval required.

In an R-1 District, conditional uses that require Board approval are as follows:

(1) Accessory radio and television antennas that are free-standing or that extend more than 12 feet above the building on which they are mounted — but not including microwave antennas (satellite dishes).

(2) Accessory microwave antennas (satellite dishes), as follows:

(i) A mounted satellite dish that:

(A) is attached to the front half of the roof of the principal building or to the rear half of the roof less than 5 feet beyond the center line; and

(B) has the following dimensions:

1. if constructed of solid material, it:

1. is over 4 feet in diameter; or

2. projects more than 6 feet from the building on which it is mounted; and

2. if constructed of expanded aluminum mesh or wire screen, it:

A. is over 6 feet in diameter; or

2. projects more than 8 feet from the building on which it is mounted.

(ii) A free-standing satellite dish that is:

(A) more than 6 feet in diameter;

(B) more than 10 feet high; or

(C) not constructed of expanded aluminum mesh or wire screen.

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- (3) Boats and boat trailers: parking or storage.
- (4) Cemeteries, including accessory crematoriums and mausoleums.
- (5) Clubs and lodges: nonprofit.
- (6) Day nurseries and nursery schools.
- (7) Foster homes for more than 6 children.
- (8) Governmental services, as follows:
 - (i) Fire and police stations.
 - (ii) Sewerage pumping stations.
 - (iii) Water filtration plants, reservoirs, and pumping stations.
- (9) Health and medical institutions: for care of aged or children.
- (10) Helistops.
- (11) Marinas: accessory.
- (12) Marinas: recreational.
- (13) Multi-purpose neighborhood centers.
- (14) Public utility uses, as follows:
 - (i) Antenna towers, microwave relay towers, and similar installations for communications transmission or receiving.
 - (ii) Bus and transit turnarounds and passenger shelters.
 - (iii) Overhead electric transmission lines (above 69-kV) on rights-of-way acquired before January 1, 1969.
 - (iv) Railroad rights-of-way and passenger stations — but not including railroad yards and shops.
 - (v) Repeater, transformer, pumping, booster, switching, conditioning, and regulating stations, and similar installations.
 - (vi) Telephone exchanges.
- (15) Recycling collection stations when an accessory use to a school, church, recreation facility, or public facility.

- (16) Swimming pools: nonprofit or publicly owned.
- (17) Travel trailers, recreational vehicles, and similar camping equipment: parking or storage.
- (18) Uses accessory to a conditional use listed above.

§ 4-204. Conditional uses — Ordinance required.

In an R-1 District, conditional uses that require approval by ordinance are as follows:

- (1) Community correction centers.
- (2) Convalescent, nursing, and rest homes.
- (3) Hospitals.
- (4) Parking, open off-street areas, other than accessory, for the parking of 4 or more automobiles —but only if no charge or fee is imposed for parking.
- (5) Planned unit developments: residential.
- (6) Substance abuse treatment centers.

§ 4-205. {Reserved}

PART II. BULK REGULATIONS

§ 4-206. Lot area and coverage.

(a) *Permitted uses.*

Each principal permitted use in an R-1 District must comply with the following requirements for minimum lot area and for the maximum percentage of a lot that may be covered by structures:

	<i>Minimum Lot Area</i>	<i>Maximum Lot Coverage</i>
Single-family detached dwellings	7,300 sq. ft.	30%
Parks and playgrounds	No requirements	
All other principal permitted uses	21,900 sq. ft.	Per FAR

(b) *Accessory uses.*

The percentage of the lot covered by structures in an R-1 District, both for the principal uses and for all accessory uses, may not exceed the maximum lot coverages specified in subsections (a) and (c) of this section.

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(c) *Conditional uses.*

Principal conditional uses in an R-1 District must comply with the minimum lot area and the maximum lot coverage requirements for single-family detached dwellings, except as follows:

	<i>Minimum Lot Area</i>	<i>Maximum Lot Coverage</i>
Cemeteries	5 acres	
Clubs and lodges: nonprofit	80,000 sq. ft.	Per FAR
Governmental services	As Board requires	
Health and medical institutions	21,900 sq. ft.	Per FAR
Helistops	As Board requires	
Parking, open off-street areas	As ordinance requires	
Planned unit developments: residential	As in Title 9	
Public utility uses	As Board requires	
Swimming pools	40,000 sq. ft.	

§ 4-207. Yards.

(a) *Permitted uses.*

For each principal permitted use in an R-1 District, a front yard, 2 side yards, and a rear yard must be provided with the following minimum depths:

	<i>Front</i>	<i>Interior Side</i>	<i>Street Corner Side</i>	<i>Rear</i>
Single-family detached dwellings	30 ft.	10 ft.	20 ft.	30 ft.
Agricultural uses	No requirements			
All other principal permitted uses	50 ft.	20 ft.	35 ft.	50 ft.

(b) *Accessory uses.*

The yard requirements for a principal use in an R-1 District apply to all structures used for accessory purposes, except as follows:

Detached garages or structures accessory to all dwellings	May be located in rear yards only. Must have 20-foot setback from any street line. No other side
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yard or rear yard requirements apply.

Club houses and other structures on the grounds of golf courses, tennis clubs, and lacrosse clubs	Must be located at least 100 feet from nearest lot line in a Residence District
Grandstands in athletic fields	Must be located at least 300 feet from nearest lot line in a Residence District
Mausoleums and crematoriums	As Board requires
Temporary structures for construction purposes	No requirements

(c) *Conditional uses.*

Principal conditional uses in an R-1 District must comply with the yard requirements for single-family detached dwellings, except as follows:

	<i>Front</i>	<i>Interior Side</i>	<i>Street Corner Side</i>	<i>Rear</i>
Cemeteries	No requirements			
Clubs and lodges: nonprofit	50 ft	20 ft.	35 ft.	50 ft.
	But structure must be located at least 100 feet from nearest lot line in a Residence District			
Governmental services	As Board requires			
Health and medical institutions	50 ft.	20 ft.	35 ft.	50 ft.
Helistops	As Board requires			
Parking, open off-street areas	As ordinance requires			
Planned unit developments: residential	As in Title 9			
Public utility uses	As Board requires			
Swimming pools	As Board requires			

§ 4-208. Building height and floor area ratio.

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(a) *Permitted uses.*

	<i>Maximum Building Height</i>
Single-family dwellings	35 ft.

All other permitted uses in an R-1 District are subject to a maximum floor area ratio of 0.4.

(b) *Accessory uses.*

In an R-1 District:

- (1) the maximum height of a structure accessory to a dwelling is 20 feet; and
- (2) the floor area of all accessory uses, together with the floor area of the principal use, may not exceed the total allowable floor area permitted for the principal use under subsections (a) and (c) of this section.

(c) *Conditional uses.*

The maximum floor area ratio of all principal conditional uses in an R-1 District is 0.4, except as follows:

	<i>Maximum Floor Area Ratio</i>
Governmental services	As Board requires
Planned unit developments: residential	As in Title 9
Public utility uses	As Board requires

SUBTITLE 3. R-1A SINGLE-FAMILY RESIDENCE DISTRICT

PART I. USE REGULATIONS

§ 4-301. Permitted uses.

In an R-1A District, permitted uses are the same as those in an R-1 District.

§ 4-302. Accessory uses.

In an R-1A District, accessory uses and structures are the same as those in an R-1 District.

§ 4-303. Conditional uses — Board approval required.

In an R-1A District, conditional uses that require Board approval are the same as those in an R-1 District.

§ 4-304. Conditional uses — Ordinance required.

In an R-1A District, conditional uses that require approval by ordinance are the same as those in an R-1 District.

§ 4-305. {Reserved}

PART II. BULK REGULATIONS

§ 4-306. Lot area and coverage.

(a) Permitted uses.

Each principal permitted use in an R-1A District must comply with the following requirements for minimum lot area and for the maximum percentage of a lot that may be covered by structures:

	<i>Minimum Lot Area</i>	<i>Maximum Lot Coverage</i>
Single-family detached dwellings	14,520 sq. ft.	25%
All other principal permitted uses	As in an R-1 District	

(b) Accessory uses.

As in an R-1 District.

(c) Conditional uses.

As in an R-1 District.

§ 4-307. Yards.

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(a) *Permitted uses.*

For each principal permitted use in an R-1A District, a front yard, 2 side yards, and a rear yard must be provided with the following minimum depths:

	<i>Front</i>	<i>Interior Side</i>	<i>Street Corner Side</i>	<i>Rear</i>
Single-family detached dwellings	40 ft.	15 ft.	20 ft.	30 ft.
All other principal permitted uses	As in an R-1 District			

(b) *Accessory uses.*

As in an R-1 District.

(c) *Conditional uses.*

As in an R-1 District.

(d) *General provisions inapplicable to R-1A District.*

The provisions of § 3-207 {“Yards adjoining alleys”} of this article do not apply in an R-1A District.

§ 4-308. Building height and floor area ratio.

(a) *Permitted uses.*

As in an R-1 District.

(b) *Accessory uses.*

As in an R-1 District.

(c) *Conditional uses.*

As in an R-1 District.

SUBTITLE 4. R-1B SINGLE-FAMILY RESIDENCE DISTRICT

PART I. USE REGULATIONS

§ 4-401. Permitted uses.

In an R-1B District, permitted uses are the same as those in an R-1 District.

§ 4-402. Accessory uses.

In an R-1B District, accessory uses and structures are the same as those in an R-1 District.

§ 4-403. Conditional uses — Board approval required.

In an R-1B District, conditional uses that require Board approval are the same as those in an R-1 District.

§ 4-404. Conditional uses — Ordinance required.

In an R-1B District, conditional uses that require approval by ordinance are the same as those in an R-1 District.

§ 4-405. {Reserved}

PART II. BULK REGULATIONS

§ 4-406. Lot area and coverage.

(a) Permitted uses.

Each principal permitted use in an R-1B District must comply with the following requirements for minimum lot area and for the maximum percentage of a lot that may be covered by structures:

	<i>Minimum Lot Area</i>	<i>Maximum Lot Coverage</i>
Single-family detached dwellings	21,780 sq. ft.	25%
All other principal permitted uses	As in an R-1 District	

(b) Accessory uses.

As in an R-1 District.

(c) Conditional uses.

As in an R-1 District.

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§ 4-407. Yards.

(a) *Permitted uses.*

For each principal permitted use in an R-1B District, a front yard, 2 side yards, and a rear yard must be provided with the following minimum depths:

	<i>Front</i>	<i>Interior Side</i>	<i>Street Corner Side</i>	<i>Rear</i>
Single-family detached dwellings	40 ft.	20 ft.	25 ft.	40 ft.
All other principal permitted uses	As in an R-1 District			

(b) *Accessory uses.*

As in an R-1 District.

(c) *Conditional uses.*

As in an R-1 District.

(d) *General provisions inapplicable to R-1B District.*

The provisions of § 3-207 {“Yards adjoining alleys”} of this article do not apply in an R-1B District.

§ 4-408. Building height and floor area ratio.

(a) *Permitted uses.*

As in an R-1 District.

(b) *Accessory uses.*

As in an R-1 District.

(c) *Conditional uses.*

As in an R-1 District.

SUBTITLE 5. R-2 GENERAL RESIDENCE DISTRICT

PART I. USE REGULATIONS

§ 4-501. Permitted uses.

In an R-2 District, permitted uses are as follows:

- (1) As in an R-1 District.
- (2) Single-family semi-detached dwellings.

§ 4-502. Accessory uses.

In an R-2 District, accessory uses and structures are the same as those in an R-1 District.

§ 4-503. Conditional uses — Board approval required.

In an R-2 District, conditional uses that require Board approval are as follows:

- (1) As in an R-1 District (unless it is a permitted use under § 4-501).
- (2) Multiple-family detached dwellings.

§ 4-504. Conditional uses — Ordinance required.

In an R-2 District, conditional uses that require approval by ordinance are as follows:

- (1) As in an R-1 District.
- (2) Multiple-family dwellings that, together with any related or adjacent residential development, contain 100 or more dwelling units.
- (3) Housing for the elderly.

§ 4-505. *{Reserved}*

PART II. BULK REGULATIONS

§ 4-506. Lot area and coverage.

(a) *Permitted uses.*

Each principal permitted use in an R-2 District must comply with the following requirements for minimum lot area and for the maximum percentage of a lot that may be covered by structures:

*Minimum
Lot Area*

*Maximum
Lot Coverage*

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Single-family detached dwellings	7,300 sq. ft.	30%
Single-family semi-detached dwellings	7,300 sq. ft. per dwelling unit	30%
Parks and playgrounds	No requirements	
All other principal permitted uses	21,900 sq. ft.	Per FAR

(b) *Accessory uses.*

The percentage of the lot covered by structures in an R-2 District, both for the principal uses and for all accessory uses, may not exceed the maximum lot coverages specified in subsections (a) and (c) of this section.

(c) *Conditional uses.*

As in an R-1 District, except as follows:

	<i>Minimum Lot Area</i>	<i>Maximum Lot Coverage</i>
Multiple-family detached dwellings	7,300 sq. ft. per dwelling unit	Per FAR
Housing for the elderly	2,500 sq. ft. per efficiency unit and 3,600 sq. ft. per other dwelling unit	Per FAR

§ 4-507. Yards.

(a) *Permitted uses.*

For each principal permitted use in an R-2 District, a front yard, 2 side yards, and a rear yard must be provided with the following minimum depths:

	<i>Front</i>	<i>Interior Side</i>	<i>Street Corner Side</i>	<i>Rear</i>
Single-family detached dwellings	30 ft.	10 ft.	20 ft.	30 ft.
Single-family semi-detached dwellings	30 ft.	15 ft.	20 ft.	30 ft.
Agricultural uses	No requirements			
All other principal permitted uses	50 ft.	20 ft.	35 ft.	50 ft.

(b) *Accessory uses.*

As in an R-1 District.

(c) *Conditional uses.*

As in an R-1 District, except as follows:

	<i>Front</i>	<i>Interior Side</i>	<i>Street Corner Side</i>	<i>Rear</i>
Multiple-family detached dwellings	30 ft.	15 ft.	20 ft.	30 ft.
Housing for the elderly	30 ft.	15 ft.	20 ft.	30 ft.

§ 4-508. Building height and floor area ratio.(a) *Permitted uses.*

As in an R-1 District.

(b) *Accessory uses.*

As in an R-1 District.

(c) *Conditional uses.*

As in an R-1 District.

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SUBTITLE 6. R-3 SINGLE-FAMILY RESIDENCE DISTRICT

PART I. USE REGULATIONS

§ 4-601. Permitted uses.

In an R-3 District, permitted uses are the same as those in an R-1 District.

§ 4-602. Accessory uses.

In an R-3 District, accessory uses and structures are the same as those in an R-1 District.

§ 4-603. Conditional uses — Board approval required.

In an R-3 District, conditional uses that require Board approval are the same as those in an R-1 District.

§ 4-604. Conditional uses — Ordinance required.

In an R-3 District, conditional uses that require approval by ordinance are the same as those in an R-1 District.

§ 4-605. {Reserved}

PART II. BULK REGULATIONS

§ 4-606. Lot area and coverage.

(a) Permitted uses.

Each principal permitted use in an R-3 District must comply with the following requirements for minimum lot area and for the maximum percentage of a lot that may be covered by structures:

	<i>Minimum Lot Area</i>	<i>Maximum Lot Coverage</i>
Single-family detached dwellings	5,000 sq. ft.	30%
Parks and playgrounds	No requirements	
All other principal permitted uses	15,000 sq. ft.	Per FAR

(b) Accessory uses.

The percentage of the lot covered by structures in an R-3 District, both for the principal uses and for all accessory uses, may not exceed the maximum lot coverages specified in subsections (a) and (c) of this section.

(c) Conditional uses.

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Principal conditional uses in an R-3 District must comply with the minimum lot area and the maximum lot coverage requirements for single-family detached dwellings, except as follows:

	<i>Minimum Lot Area</i>	<i>Maximum Lot Coverage</i>
Cemeteries	5 acres	
Clubs and lodges: nonprofit	60,000 sq. ft.	Per FAR
Governmental services	As Board requires	
Health and medical institutions	15,000 sq. ft.	Per FAR
Helistops	As Board requires	
Parking, open off-street areas	As ordinance requires	
Planned unit developments: residential	As in Title 9	
Public utility uses	As Board requires	
Swimming pools	30,000 sq. ft.	

§ 4-607. Yards.

(a) *Permitted uses.*

For each principal permitted use in an R-3 District, a front yard, 2 side yards, and a rear yard must be provided with the following minimum depths:

	<i>Front</i>		<i>Interior Side</i>	<i>Street Corner Side</i>	<i>Rear</i>
Single-family detached dwellings	25 ft.	10 ft.	20 ft.		25 ft.
Agricultural uses			No requirements		
All other principal permitted uses	40 ft.	15 ft.	30 ft.		40 ft.

(b) *Accessory uses.*

As in an R-1 District.

(c) *Conditional uses.*

Principal conditional uses in an R-3 District must comply with the yard requirements for single-family detached dwellings, except as follows:

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	<i>Front</i>	<i>Interior Side</i>	<i>Street Corner Side</i>	<i>Rear</i>
Cemeteries	No requirements			
Clubs and lodges: nonprofit	40 ft.	15 ft.	30 ft.	40 ft.
	But structure must be located at least 100 feet from nearest lot line in a Residence District			
Governmental services	As Board requires			
Health and medical institutions	40 ft.	15 ft.	30 ft.	40 ft.
Helistops	As Board requires			
Parking, open off-street areas	No requirements			
Planned unit developments: residential	As in Title 9			
Public utility uses	As Board requires			
Swimming pools	As Board requires			

§ 4-608. Building height and floor area ratio.

(a) *Permitted uses.*

As in an R-1 District.

(b) *Accessory uses.*

As in an R-1 District.

(c) *Conditional uses.*

As in an R-1 District.

SUBTITLE 7. R-4 GENERAL RESIDENCE DISTRICT

PART I. USE REGULATIONS

§ 4-701. Permitted uses.

In an R-4 District, permitted uses are the same as those in an R-2 District.

§ 4-702. Accessory uses.

In an R-4 District, accessory uses and structures are the same as those in an R-1 District.

§ 4-703. Conditional uses — Board approval required.

In an R-4 District, conditional uses that require Board approval are the same as those in an R-2 District (unless it is a permitted use under § 4-701).

§ 4-704. Conditional uses — Ordinance required.

In an R-4 District, conditional uses that require approval by ordinance are the same as those in an R-2 District.

§ 4-705. {Reserved}

PART II. BULK REGULATIONS

§ 4-706. Lot area and coverage.

(a) Permitted uses.

Each principal permitted use in an R-4 District must comply with the following requirements for minimum lot area and for the maximum percentage of a lot that may be covered by structures:

	<i>Minimum Lot Area</i>	<i>Maximum Lot Coverage</i>
Single-family detached dwellings	5,000 sq. ft.	35%
Single-family semi-detached dwellings	5,000 sq. ft. per dwelling unit	35%
Parks and playgrounds	No requirements	
All other principal permitted uses	15,000 sq. ft.	Per FAR

(b) Accessory uses.

The percentage of the lot covered by structures in an R-4 District, both for the principal uses and for all accessory uses, may not exceed the maximum lot coverages specified in subsections (a) and

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(c) of this section.

(c) *Conditional uses.*

As in an R-3 District, except as follows:

	<i>Minimum Lot Area</i>	<i>Maximum Lot Coverage</i>
Multiple-family detached dwellings	5,000 sq. ft. per dwelling unit	Per FAR
Housing for the elderly	1,500 sq. ft. per efficiency unit and 2,300 sq. ft. per other dwelling unit	Per FAR

§ 4-707. Yards.

(a) *Permitted uses.*

For each principal permitted use in an R-4 District, a front yard, 2 side yards, and a rear yard must be provided with the following minimum depths:

	<i>Front</i>	<i>Interior Side</i>	<i>Street Corner Side</i>	<i>Rear</i>
Single-family detached dwellings	25 ft.	10 ft.	20 ft.	25 ft.
Single-family, semi-detached dwellings	25 ft.	15 ft.	20 ft.	25 ft.
Agricultural uses	No requirements			
All other principal permitted uses	40 ft.	15 ft.	30 ft.	40 ft.

(b) *Accessory uses.*

As in an R-1 District.

(c) *Conditional uses.*

As in an R-3 District, except as follows:

	<i>Front</i>	<i>Interior Side</i>	<i>Street Corner Side</i>	<i>Rear</i>
Multiple-family detached dwellings	25 ft.	15 ft.	20 ft.	25 ft.
Housing for the elderly	25 ft.	15 ft.	20 ft.	25 ft.

§ 4-708. Building height and floor area ratio.

(a) *Permitted uses.*

As in an R-1 District.

(b) *Accessory uses.*

As in an R-1 District.

(c) *Conditional uses.*

As in an R-1 District, except that the maximum floor area ratio for housing for the elderly is 0.6.

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SUBTITLE 8. R-5 GENERAL RESIDENCE DISTRICT

PART I. USE REGULATIONS

§ 4-801. Permitted uses.

In an R-5 District, permitted uses are as follows:

- (1) As in an R-2 District, except that agricultural uses are not permitted.
- (2) Single-family attached dwellings — not exceeding 6 in a row or group.

§ 4-802. Accessory uses.

In an R-5 District, accessory uses and structures are the same as those in an R-1 District.

§ 4-803. Conditional uses — Board approval required.

In an R-5 District, conditional uses that require Board approval are the same as those in an R-2 District (unless it is a permitted use under § 4-801).

§ 4-804. Conditional uses — Ordinance required.

In an R-5 District, conditional uses that require approval by ordinance are the same as those in an R-2 District.

§ 4-805. {Reserved}

PART II. BULK REGULATIONS

§ 4-806. Lot area and coverage.

(a) *Permitted uses.*

Each principal permitted use in an R-5 District must comply with the following requirements for minimum lot area and for the maximum percentage of a lot that may be covered by structures:

	<i>Minimum Lot Area</i>	<i>Maximum Lot Coverage</i>
Single-family detached dwellings	5,000 sq. ft.	35%
Single-family semi-detached dwellings	3,000 sq. ft. per dwelling unit	35%
Single-family attached dwellings	2,500 sq. ft. per dwelling unit	40%
Parks and playgrounds	No requirements	
All other principal		

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permitted uses 15,000 sq. ft. Per FAR

(b) *Accessory uses.*

The percentage of the lot covered by structures in an R-5 District, both for the principal uses and all accessory uses, may not exceed the maximum lot coverages specified in subsections (a) and (c) of this section.

(c) *Conditional uses.*

As in an R-3 District, except as follows:

	<i>Minimum Lot Area</i>	<i>Maximum Lot Coverage</i>
Multiple-family detached dwellings	2,500 sq. ft. per dwelling unit	Per FAR
Housing for the elderly	500 sq. ft. per efficiency unit and 750 sq. ft. per other dwelling unit	Per FAR

§ 4-807. Yards.

(a) *Permitted uses.*

For each principal permitted use in an R-5 District, a front yard, 2 side yards, and a rear yard must be provided with the following minimum depths:

	<i>Front</i>	<i>Interior Side</i>	<i>Street Corner Side</i>	<i>Rear</i>
Single-family detached dwellings	25 ft.	10 ft.	20 ft.	25 ft.
Single-family semi-detached dwellings	25 ft.	15 ft.	20 ft.	25 ft.
Single-family attached dwellings	25 ft.	15 ft. for ends of groups	20 ft.	25 ft.
All other principal permitted uses	40 ft.	15 ft.	30 ft.	40 ft.

(b) *Accessory uses.*

As in an R-1 District.

(c) *Conditional uses.*

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As in an R-3 District, except as follows:

	<i>Front</i>	<i>Interior Side</i>	<i>Street Corner Side</i>	<i>Rear</i>
Multiple-family detached dwellings	25 ft.	15 ft.	20 ft.	25 ft.
Housing for the elderly	25 ft.	15 ft.	20 ft.	25 ft.

§ 4-808. Building height and floor area ratio.

(a) *Permitted uses.*

	<i>Maximum Building Height</i>
Single-family dwellings	35 ft.

All other permitted uses in an R-5 District are subject to a maximum floor area ratio of 0.7.

(b) *Accessory uses.*

In an R-5 District:

- (1) the maximum height of a structure accessory to a dwelling is 20 feet; and
- (2) the floor area of all accessory uses, together with the floor area of the principal use, may not exceed the total allowable floor area permitted for the principal use under subsections (a) and (c) of this section.

(c) *Conditional uses.*

The maximum floor area ratio of all principal conditional uses in an R-5 District is 0.7, except as follows:

	<i>Maximum Floor Area Ratio</i>
Governmental services	As Board requires
Housing for the elderly	1.5
Planned unit developments: residential	As in Title 9
Public utility uses	As Board requires

SUBTITLE 9. R-6 GENERAL RESIDENCE DISTRICT

PART I. USE REGULATIONS

§ 4-901. Permitted uses.

In an R-6 District, permitted uses are as follows:

- (1) As in an R-2 District, except that agricultural uses are not permitted.
- (2) Single-family attached dwellings — not exceeding 9 in a row or group.
- (3) Multiple-family detached dwellings.

§ 4-902. Accessory uses.

In an R-6 District, the accessory uses and structures are the same as those in an R-1 District.

§ 4-903. Conditional uses — Board approval required.

In an R-6 District, conditional uses that require Board approval are as follows:

- (1) As in an R-1 District (unless it is a permitted use under § 4-901).
- (2) Marinas: recreational boat launch/tie up.

§ 4-904. Conditional uses — Ordinance required.

In an R-6 District, conditional uses that require approval by ordinance are as follows:

- (1) As in an R-1 District.
- (2) Housing for the elderly.

§ 4-905. *{Reserved}*

PART II. BULK REGULATIONS

§ 4-906. Lot area and coverage.

(a) *Permitted uses.*

Each principal permitted use in an R-6 District must comply with the following requirements for minimum lot area and for the maximum percentage of a lot that may be covered by structures:

	<i>Minimum Lot Area</i>	<i>Maximum Lot Coverage</i>
Single-family detached dwellings	5,000 sq. ft.	35%

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Single-family semi-detached dwellings	3,000 sq. ft. per dwelling unit	35%
Single-family attached dwellings	1,500 sq. ft. per dwelling unit	45%
Multiple-family detached dwellings	1,500 sq. ft. per dwelling unit	Per FAR
Parks and playgrounds	No requirements	
All other principal permitted uses	10,000 sq. ft.	Per FAR

(b) *Accessory uses.*

The percentage of the lot covered by structures in an R-6 District, both for the principal uses and for all accessory uses, may not exceed the maximum lot coverages specified in subsections (a) and (c) of this section.

(c) *Conditional uses.*

Principal conditional uses in an R-6 District must comply with the minimum lot area and the maximum lot coverage requirements for single-family detached dwellings, except as follows:

	<i>Minimum Lot Area</i>	<i>Maximum Lot Coverage</i>
Cemeteries	5 acres	
Clubs and lodges: nonprofit	30,000 sq. ft.	Per FAR
Governmental services	As Board requires	
Health and medical institutions	10,000 sq. ft.	Per FAR
Helistops	As Board requires	
Housing for the elderly	370 sq. ft. per efficiency unit and 550 sq. ft. per other dwelling unit	Per FAR
Parking, open off-street areas	As ordinance requires	
Planned unit developments: residential	As in Title 9	
Public utility uses Swimming pools	As Board requires 30,000 sq. ft.	

§ 4-907. Yards.*(a) Permitted uses.*

For each principal permitted use in an R-6 District, a front yard, 2 side yards, and a rear yard must be provided with the following minimum depths:

	<i>Front</i>	<i>Interior Side</i>	<i>Street Corner Side</i>	<i>Rear</i>
Single-family detached dwellings	25 ft.	10 ft.	20 ft.	25 ft.
Single-family semi-detached dwellings	25 ft.	15 ft.	20 ft.	25 ft.
Single-family attached dwellings	25 ft.	10 ft. for ends of groups	20 ft.	25 ft.
Multiple-family detached dwellings	25 ft.	15 ft.	20 ft.	25 ft.
All other principal permitted uses	40 ft.	15 ft.	30 ft.	40 ft.

(b) Accessory uses.

As in an R-1 District.

(c) Conditional uses.

As in an R-3 District, except as follows:

	<i>Front</i>	<i>Interior Side</i>	<i>Street Corner Side</i>	<i>Rear</i>
Housing for the elderly	25 ft.	15 ft.	20 ft.	25 ft.

§ 4-908. Building height and floor area ratio.*(a) Permitted uses.*

*Maximum
Building Height*

Single-family dwellings	35 ft.
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All other permitted uses in an R-6 District are subject to a maximum floor area ratio of 1.0.

(b) Accessory uses.

In an R-6 District:

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- (1) the maximum height of a structure accessory to a dwelling is 20 feet; and
- (2) the floor area of all accessory uses, together with the floor area of the principal use, may not exceed the total allowable floor area permitted for the principal use under subsections (a) and (c) of this section.

(c) *Conditional uses.*

The maximum floor area ratio of all principal conditional uses in an R-6 District is 1.0, except as follows:

	<i>Maximum Floor Area Ratio</i>
Governmental services	As the Board requires
Housing for the elderly	2.0
Planned unit developments: residential	As in Title 9
Public utility uses	As the Board requires

SUBTITLE 10. R-7 GENERAL RESIDENCE DISTRICT

PART I. USE REGULATIONS

§ 4-1001. Permitted uses.

In an R-7 District, permitted uses are as follows:

- (1) As in an R-2 District, except that agricultural uses are not permitted.
- (2) Single-family attached dwellings — not exceeding 9 in a row or group.
- (3) Multiple-family detached dwellings.
- (4) Multiple-family attached dwellings — not exceeding 9 in a row or group.
- (5) Clubs and lodges: nonprofit.

§ 4-1002. Accessory uses.

In an R-7 District, the accessory uses and structures are the same as those in an R-1 District.

§ 4-1003. Conditional uses — Board approval required.

In an R-7 District, conditional uses that require Board approval are as follows:

- (1) As in an R-1 District (unless it is a permitted use under § 4-1001).
- (2) Bed and breakfast homes, subject to the condition that no sign or other advertising is allowed on the premises other than a nameplate in accordance with § 11-316 {“Nameplates”} of this article.
- (3) Marinas: recreational boat launch/tie up.
- (4) Philanthropic and charitable institutions.
- (5) Physicians’ or dentists’ professional (non-resident) offices, in a structure designed and erected for residential use, subject to the condition that the use is limited to no more than 4 physicians or dentists in the office.

§ 4-1004. Conditional uses — Ordinance required.

In an R-7 District, conditional uses that require approval by ordinance are as follows:

- (1) As in an R-1 District.
- (2) Housing for the elderly.

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- (3) Nonprofit homes for the rehabilitation of non-bedridden alcoholics and for the care and custody of homeless persons.
- (4) Parking, open off-street areas and off-street garages, other than accessory, for the parking of 4 or more automobiles.

§ 4-1005. *{Reserved}*

PART II. BULK REGULATIONS

§ 4-1006. Lot area and coverage.

(a) *Permitted uses.*

Each principal permitted use in an R-7 District must comply with the following requirements for minimum lot area and for the maximum percentage of a lot that may be covered by structures:

	<i>Minimum Lot Area</i>	<i>Maximum Lot Coverage</i>
Single-family detached dwellings	5,000 sq. ft.	35%
Single-family semi-detached dwellings	3,000 sq. ft. per dwelling unit	35%
Single-family attached dwellings	1,100 sq. ft. per dwelling unit	50%
Multiple-family dwellings	1,100 sq. ft. per dwelling unit	Per FAR
Clubs and lodges: nonprofit	15,000 sq. ft.	Per FAR
Parks and playgrounds	No requirements	
All other principal permitted uses	10,000 sq. ft.	Per FAR

(b) *Accessory uses.*

The percentage of the lot covered by structures in an R-7 District, both for the principal uses and for all accessory uses, may not exceed the maximum lot coverages specified in subsections (a) and (c) of this section.

(c) *Conditional uses.*

Principal conditional uses in an R-7 District must comply with the minimum lot area and the maximum lot coverage requirements for single-family detached dwellings, except as follows:

<i>Minimum</i>	<i>Maximum</i>
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	<i>Lot Area</i>	<i>Lot Coverage</i>
Bed and breakfast homes	500 sq. ft. per guest room	
Cemeteries	5 acres	
Governmental services	As Board requires	
Health and medical institutions	10,000 sq. ft.	Per FAR
Helistops	As Board requires	
Housing for the elderly	245 sq. ft. per efficiency unit and 370 sq. ft. per other dwelling unit	Per FAR
Parking, open off-street areas and off-street garages	As ordinance requires	
Physicians' or dentists' professional offices	As Board requires	
Planned unit developments: residential	As in Title 9	
Public utility uses	As Board requires	
Swimming pools	15,000 sq. ft.	

§ 4-1007. Yards.

(a) *Permitted uses.*

For each principal permitted use in an R-7 District, a front yard, 2 side yards, and a rear yard must be provided with the following minimum depths:

	<i>Front</i>	<i>Interior Side</i>	<i>Street Corner Side</i>	<i>Rear</i>
Single-family detached dwellings	20 ft.	10 ft.	15 ft.	25 ft.
Single-family semi-detached dwellings	20 ft.	10 ft.	15 ft.	25 ft.
Single-family attached dwellings	20 ft.	10 ft. for ends of groups	15 ft.	25 ft.
Multiple-family				

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detached dwellings	20 ft.	15 ft.	15 ft.	25 ft.
Multiple-family attached dwellings	20 ft.	10 ft. for ends of groups	15 ft.	25 ft.
All other principal permitted uses	30 ft.	15 ft.	20 ft.	30 ft.

(b) *Accessory uses.*

As in an R-1 District.

(c) *Conditional uses.*

Principal conditional uses in an R-7 District must comply with the yard requirements for single-family detached dwellings, except as follows:

	<i>Front</i>	<i>Interior Side</i>	<i>Street Corner Side</i>	<i>Rear</i>
Cemeteries	No requirements			
Governmental services	As Board requires			
Health and medical institutions	30 ft.	15 ft.	20 ft.	30 ft.
Helistops	As Board requires			
Housing for the elderly	20 ft.	10 ft.	15 ft.	25 ft.
Parking, off-street garages	As ordinance requires			
Parking, open off-street areas	No requirements			
Physicians' or dentists' professional offices	20 ft.	10 ft. for detached and semi-detached structures and	15 ft. for ends of groups	25 ft.
Planned unit				

developments:	
residential	As in Title 9
Public utility uses	As Board requires
Swimming pools	As Board requires

§ 4-1008. Building height and floor area ratio.

(a) *Permitted uses.*

*Maximum
Building Height*

Single-family dwellings	35 ft.
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All other permitted uses in an R-7 District are subject to a maximum floor area ratio of 1.2.

(b) *Accessory uses.*

In an R-7 District:

- (1) the maximum height of a structure accessory to a dwelling is 20 feet; and
- (2) the floor area of all accessory uses, together with the floor area of the principal use, may not exceed the total allowable floor area permitted for the principal use under subsections (a) and (c) of this section.

(c) *Conditional uses.*

The maximum floor area ratio of all principal conditional uses in an R-7 District is 1.2, except as follows:

*Maximum
Floor Area Ratio*

Governmental services	As Board requires
Housing for the elderly	3.0
Planned unit developments:	
residential	As in Title 9
Public utility uses	As Board requires

SUBTITLE 11. R-8 GENERAL RESIDENCE DISTRICT

PART I. USE REGULATIONS

§ 4-1101. Permitted uses.

In an R-8 District, permitted uses are as follows:

- (1) As in an R-2 District, except that agricultural uses are not permitted.
- (2) Single-family attached dwellings — not exceeding 12 in a row or group.
- (3) Multiple-family detached dwellings.
- (4) Multiple-family attached dwellings — not exceeding 12 in a row or group.
- (5) Clubs and lodges: nonprofit.
- (6) Hospitals.

§ 4-1102. Accessory uses.

In an R-8 District, the accessory uses and structures are as follows:

- (1) As in an R-1 District.
- (2) Accessory shops in a multiple-family building that contains 50 or more dwelling and efficiency units, subject to the following conditions:
 - (i) the uses are limited to dining room, cocktail lounge, drug store or pharmacy, newsstand, retail food shops, beauty shops, barber shops, and similar personal service shops primarily for the occupants of the building;
 - (ii) the entrance to the use must be located inside the building and the use itself conducted entirely inside the building;
 - (iii) the aggregate of all such uses may not exceed 5% of the gross floor area of the building; and
 - (iv) no exterior advertising sign is allowed, except 1 non-illuminated or indirectly illuminated identification sign that:
 - (A) is limited to the name or description of the use;
 - (B) does not exceed 3 square feet;
 - (C) is no more than 12 feet high; and
 - (D) does not project more than 8 inches from the building.

§ 4-1103. Conditional uses — Board approval required.

In an R-8 District, conditional uses that require Board approval are as follows:

- (1) As in an R-7 District (unless it is a permitted use under § 4-1101).
- (2) Bed and breakfast establishments, subject to the condition that no sign or other advertising is allowed on the premises other than a nameplate in accordance with § 11-316 {“Nameplates”} of this article.
- (3) Fraternity and sorority houses: off-campus.
- (4) Rooming houses.

§ 4-1104. Conditional uses — Ordinance required.

In an R-8 District, conditional uses that require approval by ordinance are the same as those in an R-7 District (unless it is a permitted use under § 4-1101).

§ 4-1105. {Reserved}*PART II. BULK REGULATIONS***§ 4-1106. Lot area and coverage.***(a) Permitted uses.*

Each principal permitted use in an R-8 District must comply with the following requirements for minimum lot area and for the maximum percentage of a lot that may be covered by structures:

	<i>Minimum Lot Area</i>	<i>Maximum Lot Coverage</i>
Single-family detached dwellings	5,000 sq. ft.	40%
Single-family semi-detached dwellings	2,000 sq. ft. per dwelling unit	40%
Single-family attached dwellings	750 sq. ft. per dwelling unit	60%
Multiple-family dwellings	500 sq. ft. per efficiency unit and 750 sq. ft. per other dwelling unit	Per FAR
Parks and playgrounds		No requirements
All other principal permitted uses	7,500 sq. ft.	Per FAR

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(b) *Accessory uses.*

The percentage of the lot covered by structures in a R-8 District, both for the principal uses and for all accessory uses, may not exceed the maximum lot coverages specified in subsections (a) and (c) of this section.

(c) *Conditional uses.*

Principal conditional uses in an R-8 District must comply with the minimum lot area and the maximum lot coverage requirements for single-family detached dwellings, except as follows:

	<i>Minimum Lot Area</i>	<i>Maximum Lot Coverage</i>
Cemeteries	5 acres	
Governmental services	As Board requires	
Health and medical institutions	7,500 sq. ft.	Per FAR
Helistops	As Board requires	
Housing for the elderly	165 sq. ft. per efficiency unit and 245 sq. ft. per other dwelling unit	Per FAR
Parking, open off-street areas and parking garages	As ordinance requires	
Physicians' or dentists' professional offices	As Board requires	
Planned unit developments: residential	As in Title 9	
Public utility uses	As Board requires	
Rooming houses	375 sq. ft. per rooming unit and 750 sq. ft. per other dwelling unit	60%
Swimming pools	15,000 sq. ft.	

§ 4-1107. Yards.

(a) *Permitted uses.*

For each principal permitted use in an R-8 District, a front yard, 2 side yards, and a rear yard must be provided with the following minimum depths:

<i>Front</i>	<i>Interior</i>	<i>Street</i>	<i>Rear</i>
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		<i>Side</i>	<i>Corner Side</i>	
All principal permitted uses	none req'd	10 ft. for detached and semi-detached structures and for ends of groups	none req'd	25 ft.

(b) *Accessory uses.*

As in an R-1 District.

(c) *Conditional uses.*

Principal conditional uses in an R-8 District must comply with the yard requirements for all principal permitted uses as set forth in subsection (a) of this section, except as follows:

	<i>Front</i>	<i>Interior Side</i>	<i>Street Corner Side</i>	<i>Rear</i>
Cemeteries	No requirements			
Governmental services	As Board requires			
Health and medical institutions	20 ft.	10 ft.	15 ft.	25 ft.
Helistops	As Board requires			
Parking, off-street garages	As ordinance requires			
Parking, open off-street areas	No requirements			
Planned unit developments: residential	As in Title 9			
Public utility uses	As Board requires			
Swimming pools	As Board requires			

§ 4-1108. Building height and floor area ratio.

(a) *Permitted uses.*

	<i>Maximum Building Height</i>
Single-family dwellings	35 ft.

All other permitted uses in an R-8 District are subject to a maximum floor area ratio of 2.0.

(b) *Accessory uses.*

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In an R-8 District:

- (1) the maximum height of a structure accessory to a dwelling is 20 feet; and
- (2) the floor area of all accessory uses, together with the floor area of the principal use, may not exceed the total allowable floor area permitted for the principal use under subsections (a) and (c) of this section.

(c) *Conditional uses.*

The maximum floor area ratio of all principal conditional uses in an R-8 District is 2.0, except as follows:

	<i>Maximum Floor Area Ratio</i>
Governmental services	As Board requires
Housing for the elderly	4.5
Planned unit developments: residential	As in Title 9
Public utility uses	As Board requires

SUBTITLE 12. R-9 GENERAL RESIDENCE DISTRICT

PART I. USE REGULATIONS

§ 4-1201. Permitted uses.

In an R-9 District, permitted uses are as follows:

- (1) As in an R-8 District.
- (2) Apartment hotels.
- (3) Rooming houses — but no more than 10 rooming units in each structure.

§ 4-1202. Accessory uses.

(a) *In general.*

In an R-9 District, the accessory uses and structures are, except as specified in subsection (b) of this section, the same as those in an R-8 District.

(b) *Exception for accessory shops.*

The aggregate of all accessory shop uses in a multiple-family dwelling may exceed 5% but no more than 6% of the gross floor area of the building.

§ 4-1203. Conditional uses — Board approval required.

In an R-9 District, conditional uses that require Board approval are as follows:

- (1) As in an R-8 District (unless it is a permitted use under § 4-1201), except that cemeteries are not allowed.
- (2) Rooming houses with 11 or more rooming units.

§ 4-1204. Conditional uses — Ordinance required.

In an R-9 District, conditional uses that require approval by ordinance are the same as those in an R-7 District (unless it is a permitted use under § 4-1201).

§ 4-1205. {Reserved}

PART II. BULK REGULATIONS

§ 4-1206. Lot area and coverage.

(a) *Permitted uses.*

Each principal permitted use in an R-9 District must comply with the following requirements for

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minimum lot area and for the maximum percentage of a lot that may be covered by structures:

	<i>Minimum Lot Area</i>	<i>Maximum Lot Coverage</i>
Single-family detached dwellings	5,000 sq. ft.	50%
Single-family semi-detached dwellings	2,000 sq. ft. per dwelling unit	60%
Single-family attached dwellings	750 sq. ft. per dwelling unit	70%
Multiple-family dwellings and apartment hotels	370 sq. ft. per efficiency and rooming unit and 550 sq. ft. per other dwelling unit	Per FAR
Rooming houses	275 sq. ft. per rooming unit and 550 sq. ft. per other dwelling unit	Per FAR
Parks and playgrounds	No requirements	
All other principal permitted uses	5,000 sq. ft.	Per FAR

(b) *Accessory uses.*

The percentage of the lot covered by structures in an R-9 District, both for the principal uses and for all accessory uses, may not exceed the maximum lot coverages specified in subsections (a) and (c) of this section.

(c) *Conditional uses.*

Principal conditional uses in an R-9 District must comply with the minimum lot area and the maximum lot coverage requirements for single-family detached dwellings, except as follows:

	<i>Minimum Lot Area</i>	<i>Maximum Lot Coverage</i>
Governmental services	As Board requires	
Health and medical institutions	5,000 sq. ft.	Per FAR
Helistops	As Board requires	
Housing for the elderly	135 sq. ft. per efficiency unit and 200 sq. ft. per other dwelling unit	Per FAR

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Parking, open off-street areas and parking garages	As ordinance requires	
Physicians' or dentists' professional offices	As Board requires	
Planned unit developments: residential	As in Title 9	
Public utility uses	As Board requires	
Rooming houses	275 sq. ft. per rooming unit and 550 sq. ft. per other dwelling unit	Per FAR
Swimming pools	15,000 sq. ft.	

§ 4-1207. Yards.

(a) *Permitted uses.*

For each principal permitted use in an R-9 District, a front yard, 2 side yards, and a rear yard must be provided with the following minimum depths:

	<i>Front</i>	<i>Interior Side</i>	<i>Street Corner Side</i>	<i>Rear</i>
All principal permitted uses	none req'd	10 ft. for detached and semi-detached structures and for ends of groups	none req'd	10 ft.

(b) *Accessory uses.*

As in an R-1 District.

(c) *Conditional uses.*

Principal conditional uses in an R-9 District must comply with the yard requirements for all principal permitted uses as set forth in subsection (a) of this section, except as follows:

	<i>Front</i>	<i>Interior Side</i>	<i>Street Corner Side</i>	<i>Rear</i>
Governmental services	As Board requires			
Helistops	As Board requires			
Parking, off-street garages	As ordinance requires			
Parking, open off-street areas	No requirements			

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Planned unit developments: residential	As in Title 9
Public utility uses	As Board requires
Swimming pools	As Board requires

§ 4-1208. Building height and floor area ratio.

(a) *Permitted uses.*

Maximum Building Height

Single-family dwellings	35 ft.
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All other permitted uses in an R-9 District are subject to a maximum floor area ratio of 3.0.

(b) *Accessory uses.*

In an R-9 District:

- (1) the maximum height of a structure accessory to a dwelling is 20 feet; and
- (2) the floor area of all accessory uses, together with the floor area of the principal use, may not exceed the total allowable floor area permitted for the principal use under subsections (a) and (c) of this section.

(c) *Conditional uses.*

The maximum floor area ratio of all principal conditional uses in an R-9 District is 3.0, except as follows:

Maximum Floor Area Ratio

Governmental services	As Board requires
Housing for the elderly	5.5
Planned unit developments: residential	As in Title 9
Public utility uses	As Board requires

SUBTITLE 13. R-10 GENERAL RESIDENCE DISTRICT

PART I. USE REGULATIONS

§ 4-1301. Permitted uses.

In an R-10 District, permitted uses are as follows:

- (1) As in an R-9 District.
- (2) Foreign consulates and consular offices.

§ 4-1302. Accessory uses.

(a) *In general.*

In an R-10 District, the accessory uses and structures are, except as specified in subsection (b) of this section, the same as those in an R-9 District.

(b) *Exception for accessory shops.*

The aggregate of all accessory shop uses in a multiple-family dwelling may exceed 6% but no more than 7% of the gross floor area of the building.

§ 4-1303. Conditional uses — Board approval required.

In an R-10 District, conditional uses that require Board approval are the same as those in an R-9 District (unless it is a permitted use under § 4-1301).

§ 4-1304. Conditional uses — Ordinance required.

In an R-10 District, conditional uses that require approval by ordinance are the same as those in an R-7 District (unless it is a permitted use under § 4-1301).

§ 4-1305. {Reserved}

PART II. BULK REGULATIONS

§ 4-1306. Lot area and coverage.

(a) *Permitted uses.*

Each principal permitted use in an R-10 District must comply with the following requirements for minimum lot area with for the maximum percentage of a lot that may be covered by structures:

	<i>Minimum Lot Area</i>	<i>Maximum Lot Coverage</i>
Single-family detached dwellings	5,000 sq. ft.	50%

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Single-family semi-detached dwellings	2,000 sq. ft. per dwelling unit	60%
Single-family attached dwellings	750 sq. ft. per dwelling unit	70%
Multiple-family dwellings and apartment hotels	135 sq. ft. per efficiency unit and rooming unit and 200 sq. ft. per other dwelling unit	Per FAR
Rooming houses	100 sq. ft. per rooming unit and 200 sq. ft. per other dwelling unit	Per FAR
Parks and playgrounds	No requirements	
All other principal permitted uses	5,000 sq. ft.	Per FAR

(b) *Accessory uses.*

The percentage of the lot covered by structures in an R-10 District, both for the principal uses and for all accessory uses, may not exceed the maximum lot coverages as specified in subsections (a) and (c) of this section.

(c) *Conditional uses.*

Principal conditional uses in an R-10 District must comply with the minimum lot area and the maximum lot coverage requirements for single-family detached dwellings, except as follows:

	<i>Minimum Lot Area</i>	<i>Maximum Lot Coverage</i>
Governmental services	As Board requires	
Health and medical institutions	5,000 sq. ft.	Per FAR
Helistops	As Board requires	
Housing for the elderly	80 sq. ft. per efficiency unit and 120 sq. ft. per other dwelling unit	Per FAR
Parking, open off-street areas and parking garages	As ordinance requires	
Physicians' or dentists'		

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professional offices	As Board requires	
Planned unit developments: residential	As in Title 9	
Public utility uses	As Board requires	
Rooming houses	100 sq. ft. per rooming unit and 200 sq. ft. per other dwelling unit	Per FAR
Swimming pools	15,000 sq. ft.	

§ 4-1307. Yards.

(a) *Permitted uses.*

For each principal permitted use in an R-10 District, a front yard, 2 side yards, and a rear yard must be provided with the following minimum depths:

	<i>Front</i>	<i>Interior Side</i>	<i>Street Corner Side</i>	<i>Rear</i>
All principal permitted uses	none req'd	10 ft. for detached and semi-detached structures and for ends of groups	none req'd	10 ft.

(b) *Accessory uses.*

As in an R-1 District.

(c) *Conditional uses.*

Principal conditional uses in an R-10 District must comply with the yard requirements for all principal permitted uses as set forth in subsection (a) of this section, except as follows:

	<i>Front</i>	<i>Interior Side</i>	<i>Street Corner Side</i>	<i>Rear</i>
Governmental services	As Board requires			
Helistops	As Board requires			
Parking, off-street garages	As ordinance requires			
Parking, open off-street areas	No requirements			
Planned unit developments: residential	As in Title 9			

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Public utility uses	As Board requires
Swimming pools	As Board requires

§ 4-1308. Building height and floor area ratio.

(a) *Permitted uses.*

Maximum Building Height

Single-family dwellings	35 ft.
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All other permitted uses in an R-10 District are subject to a maximum floor area ratio of 6.0.

(b) *Accessory uses.*

In an R-10 District:

- (1) the maximum height of a structure accessory to a dwelling is 20 feet; and
- (2) the floor area of all accessory uses, together with the floor area of the principal use, may not exceed the total allowable floor area permitted for the principal use under subsections (a) and (c) of this section.

(c) *Conditional uses.*

The maximum floor area ratio of all principal conditional uses in an R-10 District 6.0, except as follows:

Maximum Floor Area Ratio

Governmental services	As Board requires
Housing for the elderly	9.0
Planned unit developments: residential	As in Title 9
Public utility uses	As Board requires